

3.6 Hazardous Materials, Airport Safety, and Wildfires

Environmental Setting

PHYSICAL SETTING

This section describes potential hazards related to hazardous materials, airports, and wildfires, and also includes information about emergency preparedness in Carlsbad. Geologic and seismic hazards are discussed in Section 3.5: Geology, Soils, and Seismicity; flood hazards, dam failure, tsunamis, and water quality are discussed in Section 3.8: Hydrology and Flooding. This section is based on a review of relevant information from the Department of Toxic Substance Control (DTSC) EnviroStor hazardous waste facility and cleanup sites databases, as well as the State Water Resources Control Board (SWRCB) GeoTracker permitted underground storage tanks (UST) and cleanup sites databases. In addition, reviews of the McClellan–Palomar Airport Land Use Compatibility Plan, the Carlsbad Fire Department, and California Department of Forestry and Fire Protection mapped fire threat potential for California were performed.

Hazardous Materials

Hazardous materials include a wide variety of substances commonly used in households and businesses. Used motor oil, paint, solvents, lawn care and gardening products, household cleaners, gasoline, and refrigerants are among the diverse range of substances classified as hazardous materials. Nearly all businesses and residences generate some amount of hazardous waste. Certain businesses and industries generate larger amounts of such substances, including gas stations, automotive service and repair shops, printers, dry cleaners, and photo processors. Hospitals, clinics, and laboratories generate medical waste, much of which is also potentially hazardous. Some hazardous materials present a radiation risk. Radioactive materials, if handled improperly or radiation accidentally released into the environment can be dangerous because certain types of radiation can cause harmful effects on the human body.

Hazardous Materials Transport

Major transportation routes within Carlsbad include Interstate 5 and State Route 78, surface streets, and the San Diego Northern railroad. Petroleum pipelines, as well as the oil and natural gas pipelines to the Encina Power Plant, also traverse through Carlsbad. These transportation routes are used to transport hazardous materials from suppliers to users (Figure 3.6-1). Transportation accidents involving hazardous materials could occur on any of the routes, potentially resulting in explosions, physical contact by emergency response personnel, environmental degradation, and exposure to the public.

Licensed Hazardous Material Sites

The County of San Diego, through its California Environmental Protection Agency (CalEPA) Unified Program, has recorded approximately 338 facilities within Carlsbad that have a permit to store and maintain chemical, biological, and radiological agents, as well as explosives. In addition, there are 180 facilities within the city that are registered with the U.S. Environmental Protection Agency (EPA) as generators of hazardous waste.¹

Hazardous Materials Sites

Sites within the city with potential environmental hazards were identified based on information downloaded from the DTSC EnviroStor hazardous waste facility and cleanup sites databases, as well as the SWRCB GeoTracker permitted USTs and cleanup sites databases. This information was supplemented with a review of online regulatory files for select sites. The GeoTracker and EnviroStor databases included the following types of sites: release sites (cleanup sites), UST sites, permitted hazardous waste facilities, wastewater treatment tiered permit facilities, and proposed school sites evaluated by DTSC for the presence of hazardous materials.

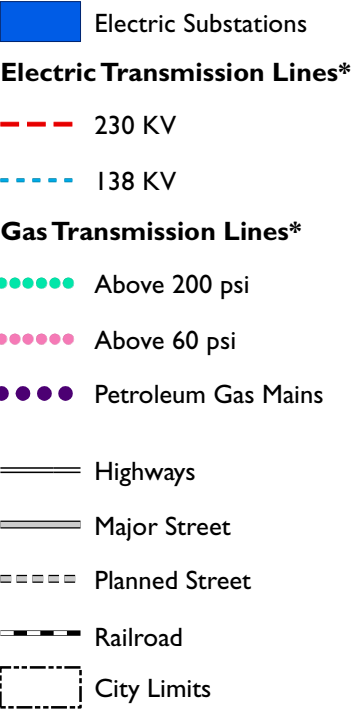
The EnviroStor databases provide a listing of sites in California, including tiered permitted sites, school investigation sites, hazardous waste facilities and cleanup sites.² The GeoTracker databases provide a listing of sites in California that are UST-permitted sites and cleanup sites.³ Information in these listings includes the location and status of the sites. The data for the city was downloaded from the databases on October 8, 2012 (see Appendix C). The sites were evaluated by determining if the site was located within the city (including latitude/longitude coordinates); if the site was listed as a permitted site, a school investigation site, or a UST site; if there was a reported release for the site; and if the release was closed by the regulatory agency.

¹ County of San Diego. 2010a. "San Diego County Multi-Jurisdictional Hazard Mitigation Plan, San Diego, County, California." February 2010. Accessed August 15, 2013.
http://www.sdcounty.ca.gov/oes/docs/2010_Final_Draft_HazMit_Plan_02-10-10.pdf.

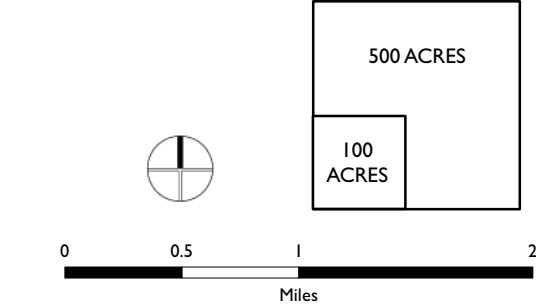
² DTSC (Department of Toxic Substances Control). 2013. EnviroStor [database].
<http://www.envirostor.dtsc.ca.gov/public/>.

³ SWRCB (State Water Resources Control Board). 2013. GeoTracker [online GIS database of environmental data].
http://www.waterboards.ca.gov/centralcoast/water_issues/programs/ust/geotracker.shtml.

Figure 3.6-1
PROPOSED GENERAL PLAN
Electric and Gas Transmission Lines



* Note that the location of electric transmission lines and gas transmission pipelines are approximate. The map provides a generalized guide and is not an authoritative depiction of where the risks are more likely. A site-specific study should be performed for detail analysis.



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Dudek evaluated the information in order to rank the sites in terms of potential environmental concern, with a value of 4 representing the greatest relative impact to areas within the city and a value of 1 representing the lowest relative impact to areas within the city. The site ranking criteria is described in Table 3.6-1. If a site was listed in more than one database, it was assigned the highest ranking of the listed databases.

Table 3.6-1: Site Ranking Criteria

<i>Category (Table # from Appendix C- Hazardous Materials Memorandum)</i>	<i>Ranking</i>	<i>Description</i>	<i>Rationale for Ranking</i>
Open Releases (Table 4)	4	Open chemical release (i.e., diesel, gasoline, chlorinated hydrocarbon, etc.) to soil or groundwater	Known impact to area.
Closed Releases (Table 3)	3	Closed chemical release to soil or groundwater	Known impact to area; likely less of an impact since release was closed by regulatory agency.
Historical Sites (Table 3)	3	Historical hazardous waste facility	Former hazardous waste sites, which may have impacted the area. No indication the site has been investigated.
UST Permit (Table 2)	2	UST site	Potential for unidentified release.
Tiered Permit (Table 2)	2	Resource Conservation and Recovery Act (RCRA) tiered permitted site.	Potential for unidentified release.
School Investigation/Evaluation (Table 1)	1	DTSC is responsible for assessing, investigating, and cleaning up proposed school sites.	Unlikely impact to area.

A total of 214 sites with 126 unique listings were identified within the city. These listings are summarized in Table 3.6-2 and are sites, permitted or unpermitted, with known or potential hazardous substance release. A total of 110 of the unique site listings have had known releases, while the remaining 16 have not had known releases. The Regional Water Quality Control Board's (RWQCB's) Geographic Environmental Information Management System is a data warehouse that tracks regulatory data about underground fuel tanks, fuel pipelines, and public drinking water supplies using GeoTracker. Within the 126 unique listings, a total of 33 regulatory

sites were identified within the boundaries of the city. Approximately 66 leaking underground storage tanks (LUSTs) have been reported. All but 11 of these cleanup program sites have been granted case closure or require no further action. The remaining 11 LUSTs are listed in Table 3.6-2 and shown on Figure 3.6-2 (shown as ranking of 2).

Figure 3.6-2 presents the approximate locations of the sites identified in the databases as well as the assigned rankings. Twenty-two sites were assigned a ranking of 4, 88 sites were assigned a ranking of 3, 9 sites were assigned a ranking of 2, and 7 sites were assigned a ranking of 1.

Table 3.6-2: Ranked Hazardous Materials Sites in Carlsbad

<i>Site Name</i>	<i>Address</i>	<i>Releases</i>	<i>Case Open/Closed</i>	<i>Ranking</i>
Acacia Apartments	382 Acacia Ave.	Yes	Open	4
Air Resorts Airlines	2188 Palomar Airport Rd.	Yes	Open	4
Air Resorts Airlines / Palomar Airport Landfill	2016 Palomar Airport Rd.	Yes	Open	4
Am/Pm Mkt/Arco No. 5792 / Arco	1991 Palomar Airport Rd.	Yes	Open	4
Arco No. 1939 / Walts Arco	7654 El Camino Real	Yes	Open	4
Ban's Cleaners	981 Tamarack Ave.	Yes	Open	4
Bridgestone-Firestone	2545 El Camino Real	Yes	Open	4
Cabrillo Power	4600 Carlsbad Blvd.	Yes	Open	4
Carlsbad Chevron	1044 Carlsbad Village Dr.	Yes	Open	4
Carlsbad City Fleet Maintenance / Fleet Operation (City of Carlsbad)	2480 Impala Dr.	Yes	Open	4
Carlsbad Gas & Propane, Inc.	1089 Carlsbad Village Dr.	Yes	Open	4
Carlsbad Landfill		Yes	Open	4
Chevron No. 93320	970 Tamarack Ave.	Yes	Open	4
Coca Cola Bottling Truck Spill	Interstate 5, North Of La Costa Exit	Yes	Open	4
Foxes Landing Lift Station	4155 Harrison St. (Easement)	Yes	Open	4
Jet Source Inc. / Jet Source	2036 Palomar Airport Rd	Yes	Open	4
Proposed Residential Development	0 Valley St.	Yes	Open	4
Qamar Tamarack Texaco / Arco Am/Pm No. 82363	810 Tamarack Ave.	Yes	Open	4
Rancho Costera	0 Tamarack/El Camino Real	Yes	Open	4
Tabata Ranch Site	0 Lonicera	Yes	Open	4

Table 3.6-2: Ranked Hazardous Materials Sites in Carlsbad

<i>Site Name</i>	<i>Address</i>	<i>Releases</i>	<i>Case Open/Closed</i>	<i>Ranking</i>
Tamarack Unocal No. 5927-31024	895 Tamarack Ave.	Yes	Open	4
Townsend Lincoln Mercury	5434 Paseo Del Norte	Yes	Open	4
Airtime Aviation	2160 Palomar Airport Rd.	Yes	Closed	3
Allied Moving & Storage	2742 State St.	Yes	Closed	3
Am/Pm No. 511	920 Carlsbad Village Dr. No. 511	Yes	Closed	3
Arco At0087 / 7-Eleven Food Store No. 27109	901 Palomar Airport Rd.	Yes	Closed	3
Army And Navy Academy	2605 Carlsbad Blvd.	Yes	Closed	3
Auto Care America	2615 State St.	Yes	Closed	3
Beckman Instruments	2470 Faraday Rd.	Yes	Closed	3
Bressi Ranch	4658 Palomar Airport Rd.	Yes	Closed	3
Buena Vista Pump Station	2140 Jefferson Ave.	Yes	Closed	3
Burroughs Corporation / Former Burroughs / Unisys Facility	5600 Avenida Encinas	Yes	Closed	3
Cal Bond Inc.	6110 Yarrow Dr.	Yes	Closed	3
Caltrans/Carlsbad	6050 Paseo Del Norte	Yes	Closed	3
Camino Shell	2590 El Camino Real	Yes	Closed	3
Cannon Court Project	Cannon Rd & Interstate 5 (NW Corner)	Yes	Closed	3
Cantarini Ranch	3008 El Camino Real	Yes	Closed	3
Canterbury	5175 El Camino Real	Yes	Closed	3
Carlsbad By The Sea	2855 Carlsbad Blvd.	Yes	Closed	3
Carlsbad Firehouse No. 1	1275 Carlsbad Village Dr.	Yes	Closed	3
Carlsbad Firehouse No. 2	1906 Arenal Rd.	Yes	Closed	3
Carlsbad High School	3557 Monroe St.	Yes	Closed	3
Carlsbad High School Expansion	3305, 3325, 3355, 3357 Monroe St.	Yes	Closed	3
Carlsbad Pacific Center li	703 Palomar Airport Rd.	Yes	Closed	3
Carlsbad Shell	1145 Carlsbad Village Dr.	Yes	Closed	3
Carlsbad Unified School Dist	801 Pine Ave.	Yes	Closed	3
Carlsbad Vhf Station Ski	Cannon Rd.	Yes	Closed	3
Carlsbad Village Rentals	505 Oak Ave.	Yes	Closed	3

Table 3.6-2: Ranked Hazardous Materials Sites in Carlsbad

<i>Site Name</i>	<i>Address</i>	<i>Releases</i>	<i>Case Open/Closed</i>	<i>Ranking</i>
Carlsbad Volvo	6830 Ave Encinas	Yes	Closed	3
Carlitas	5700 Paseo Del Norte	Yes	Closed	3
Carnation/Spectrum Property	Black Rail Rd.	Yes	Closed	3
Chestnut Homes (Vap Case)	Chestnut Ave.	Yes	Closed	3
Chevron No. 46	850 Palomar Airport Rd.	Yes	Closed	3
Chevron Products	2500 El Camino Real	Yes	Closed	3
Cinema Air Jet Center	2056 Palomar Airport Rd.	Yes	Closed	3
City Of Carlsbad	1200 Carlsbad Village Dr.	Yes	Closed	3
City Of Carlsbad	2779 State St.	Yes	Closed	3
City Of Carlsbad Utilities	405 Oak Ave.	Yes	Closed	3
Coast Waste Management Inc.	5960 El Camino Real	Yes	Closed	3
Continental Baking Co.	571 Carlsbad Village Dr.	Yes	Closed	3
Costa Do Sol	Camino De Las Ondas	Yes	Closed	3
Daniels Cablevision Inc.	5720 El Camino Real	Yes	Closed	3
Day & Night Cleaners	2540 El Camino Real	Yes	Closed	3
Dejong Property	Poinsettia (Black Rail Rd.)	Yes	Closed	3
Dennis Flowers	8000 Poinsettia Ln.	Yes	Closed	3
El Camino Rental	5701 El Camino Real	Yes	Closed	3
Emerald Ridge East	Palomar Airport Rd.	Yes	Closed	3
Emerald Ridge West-Mar Vista	Palomar Airport Rd.	Yes	Closed	3
Encina Wpcf	6200 Avenida Encinas	Yes	Closed	3
Evans Point	El Camino Real	Yes	Closed	3
Hadley Trust/Spectrum Property	Black Rail Rd.	Yes	Closed	3
Hawthorne Machinery Inc.	2065 Camino Vida Roble	Yes	Closed	3
Hawthorne Rent-It Service	2530 State St.	Yes	Closed	3
Hoehn Honda	6800 Avenida Encinas	Yes	Closed	3
Hoehn Motors-Used Cars	5556 Paseo Del Norte	Yes	Closed	3
Hughes-Jvc Technology Corp / Hughes-Jvc Co.-Jvc Technology	6155 El Camino Real	Yes	Closed	3
Joe's Transmission & Auto Repair	2995 State St.	Yes	Closed	3

Table 3.6-2: Ranked Hazardous Materials Sites in Carlsbad

<i>Site Name</i>	<i>Address</i>	<i>Releases</i>	<i>Case Open/Closed</i>	<i>Ranking</i>
Ken Grody Gmc	5445 Paseo Del Norte	Yes	Closed	3
Kindercare Learning Centers	1200 Plum Tree Rd.	Yes	Closed	3
La Costa Ranch Co.	6670 El Camino Real	Yes	Closed	3
La Costa Resort & Spa	2100 Costa Del Mar Rd.	Yes	Closed	3
Leucadia Wastewater District	1960 La Costa Ave.	Yes	Closed	3
Lockett Residence	391 Tamarack Ave.	Yes	Closed	3
Mariners Point	Camino De La Ondas	Yes	Closed	3
Mobil/Palomar Service 18-Fyj	899 Palomar Airport Rd.	Yes	Closed	3
Nctd - N Of Carlsbad Coaster Station	2701 State St.	Yes	Closed	3
Oceanside Glasstile Co.	3235 Tyler St.	Yes	Closed	3
Pac. Scene Financial Property	Magnolia Ave.	Yes	Closed	3
Pacific Recorders & Engineering	2080 Las Palmas Dr.	Yes	Closed	3
Palomar Airport Road Texaco	665 Palomar Airport Rd.	Yes	Closed	3
Palomar Aviation Fuels Inc. / Palomar Airport	2198 Palomar Airport Rd.	Yes	Closed	3
Palomar Forum	3100 Palomar Airport Rd.	Yes	Closed	3
Palomar Transfer Station	6960 El Camino Real	Yes	Closed	3
Peterson Ranch / Robertson Ranch West	5056 El Camino Real	Yes	Closed	3
Poinsettia Properties Areas 2,3 & 4	Avenida Encinas @ Poinsettia Ln.	Yes	Closed	3
Porter Farms	3612 Sea View Way	Yes	Closed	3
R.F. White Fuel Truck Spill	None Interstate 5 At State Route 78	Yes	Closed	3
Residential Apartment Complex	847 Laguna Dr.	Yes	Closed	3
Robert Uhlinger	2501 State St.	Yes	Closed	3
Robertson Ranch Parcel 1	El Camino Real And Calaveras Dr.	Yes	Closed	3
Robertson Ranch, Parcel 3	4300 College Blvd.	Yes	Closed	3
Sambi Seaside Heights	E Hidden Valley Rd.	Yes	Closed	3
South Coast Asphalt Products/Hanson Aggregates Pac So Regio / Hanson	3701 Haymar	Yes	Closed	3

Table 3.6-2: Ranked Hazardous Materials Sites in Carlsbad

<i>Site Name</i>	<i>Address</i>	<i>Releases</i>	<i>Case Open/Closed</i>	<i>Ranking</i>
Aggregates Carlsbad Plant				
Stillman Seal	6020 Avenida Encinas	Yes	Closed	3
Sunny Fresh Cleaners	7040 Avenida Encinas, B-112	Yes	Closed	3
Tamarack Exxon	945 Tamarack Ave.	Yes	Closed	3
Tosco Corp No. 2705723	880 Carlsbad Village Dr.	Yes	Closed	3
Toyota-Carlsbad Inc. Used Cars	5124 Paseo Del Norte	Yes	Closed	3
Weseloh Chevrolet Company	5335 Paseo Del Norte	Yes	Closed	3
Western Flight Inc.	2210 Palomar Airport Rd.	Yes	Closed	3
Carlsbad Technology Inc.	5923 Balfour Ct.	No	Not Applicable	2
Costa Vista Nursery	7555 El Camino Real	No	Not Applicable	2
Costco No. 462	951 Palomar Airport Rd.	No	Not Applicable	2
Four Seasons Resort Aviara	7227 Aviara Dr.	No	Not Applicable	2
Ocean Air Charters	2206 Palomar Airport Rd.	No	Not Applicable	2
Pacific Bell Crlsca 12/Db412	2175 Camino Vida Roble	No	Not Applicable	2
Palomar Airport Center	2138 Palomar Airport Rd.	No	Not Applicable	2
Pre-Mixed Concrete Co.	3750 Haymar Dr.	No	Not Applicable	2
SDG&E - C/O Semptra Energy	5016 Carlsbad Blvd.	No	Not Applicable	2
Carlsbad Village Academy	1640 Magnolia Ave.	No	Not Applicable	1
Crown Circuits, Inc.	6070 Avenida Encinas	No	Not Applicable	1
Melles Griot, Inc., Laser Div.	2251 Rutherford Rd.	No	Not Applicable	1
Pacific Rim Elementary School	1100 Camino De Las Ondas	No	Not Applicable	1
Poinsettia Elementary School	2445 Mica Road	No	Not Applicable	1
Sage Creek High School	Cannon Road And College Boulevard	No	Not Applicable	1
Southeast Elementary School	Poinsettia Lane	No	Not Applicable	1

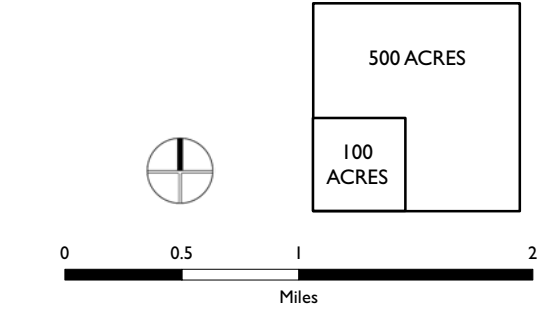
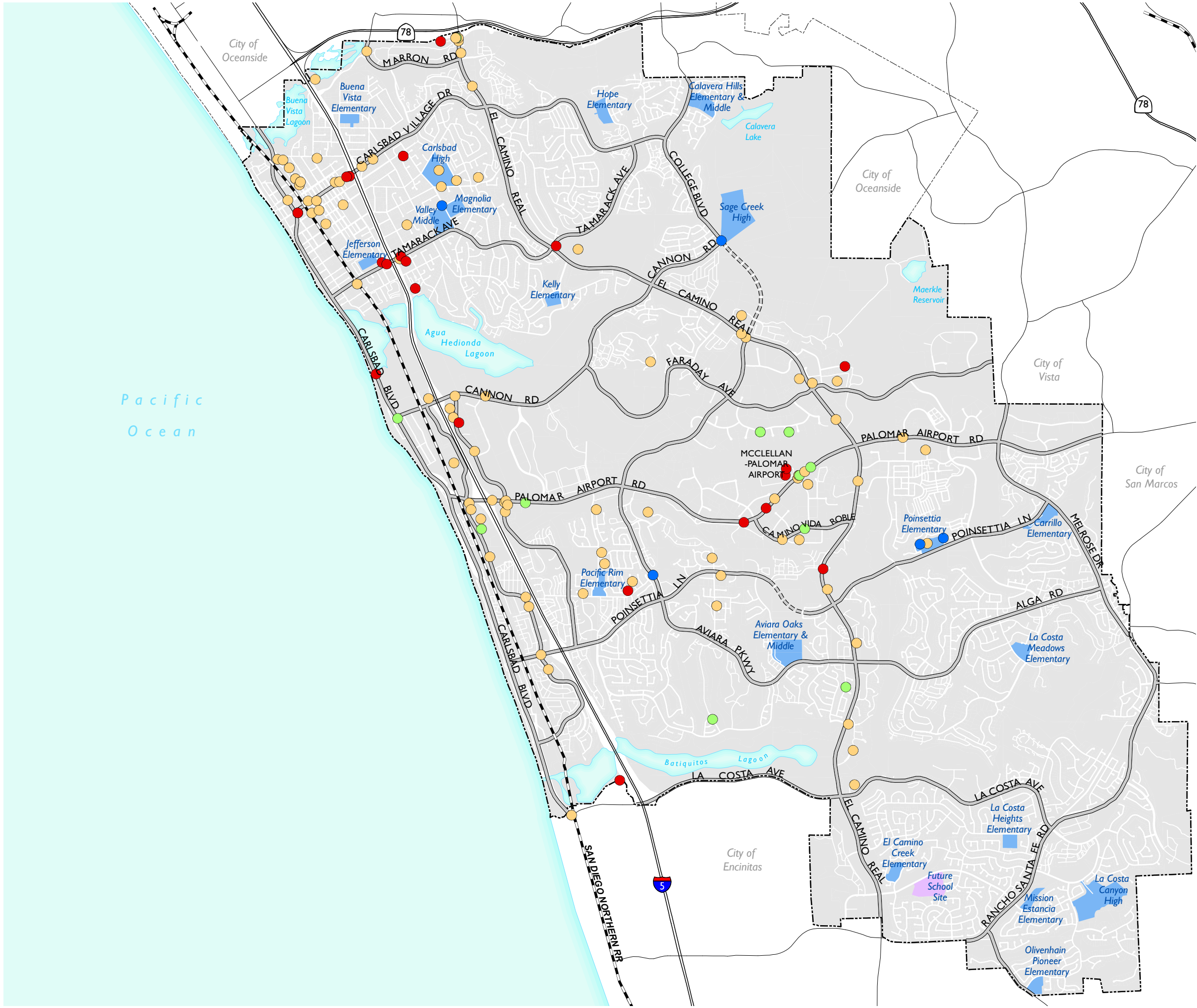
Source: SWRCB 2013 and DTSC 2013.

Figure 3.6-2
PROPOSED GENERAL PLAN
Ranked Hazardous Materials Sites

- 1 - School Investigations
- 2 - Tiered Permits and Permitted UST Sites
- 3 - Closed Release and Haz Waste Facility Permit Site
- 4 - Open Release Sites

- Existing Public Schools
- Future School Site

- Highways
- Major Street
- Planned Street
- Railroad
- City Limits



Source: City of Carlsbad, 2013; DUDEK, 2013; Dyett & Bhatia, 2013.

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Department of Toxic Substances Control

The DTSC's EnviroStor database is an online search tool for identifying sites that have known contamination or potentially contaminated sites needing further investigation. The EnviroStor database also identifies facilities that are authorized to treat, store, dispose of, and/or transfer hazardous waste. The EnviroStor database includes lists of the following site types: federal Superfund sites; State Response, including military facilities and state Superfund; voluntary cleanup; and school sites. EnviroStor provides the site name, site type, status, address, any restricted use and/or recorded deed restrictions, past use(s) that caused contamination, potential contaminants of concern, site history, and planned and completed activities. As of October 8, 2012, there were no regulatory properties within the city that require DTSC action that have been reported via the EnviroStor database search.

Airport Hazards

The McClellan–Palomar Airport, located in the city, serves the northern part of San Diego County. The airport, owned and operated by San Diego County, is mostly used for general aviation, although there are regularly scheduled commercial flights to Los Angeles International Airport (LAX). The McClellan–Palomar Airport Land Use Compatibility Plan (ALUCP) was prepared according to Federal Aviation Administration (FAA) requirements and adopted by the San Diego County Regional Airport Authority acting as the Airport Land Use Commission for the County of San Diego. The McClellan–Palomar ALUCP provides measures to minimize the public's exposure to excessive noise and safety hazards within areas around the airport, as well as identifies areas likely to be impacted by noise and flight activity created by aircraft operations at the airport. As shown in Figure 3.6-3, these impacted areas include the Airport Safety Zones, Avigation Easement Areas, and the Airport Overflight Notification Area.

Fire Hazards

Wildland Fire Hazards

Calculation of threat from wildfire hazard is based on a number of combining factors including fuel loading (vegetation), topography, and climatic conditions, such as wind, humidity, and temperature, as well as the proximity of structures and urban development to fire hazards. Wildland fire hazards are most pronounced in rural–urban interface areas, or where urban development is located close to open space areas where vegetation serves as fuel. Generally, the periods of greatest risk for wildland fire are the late summer and early fall, when vegetation is at its driest. Human activity, including residential and agricultural burning, careless disposal of cigarettes, campfires, and use of fireworks can all trigger fires. Natural causes such as lightning strikes may also start fires. Although there is only a moderate threat of wildland fire hazards

within Carlsbad, many areas in San Diego County are susceptible to wildland fires. In 2007, several wildfires burned throughout the county and destroyed approximately 2,700 structures.⁴

The California Department of Forestry and Fire Protection (CAL FIRE) has mapped fire threat potential throughout California. CAL FIRE ranks fire threat based on the availability of fuel and the likelihood of an area burning (based on topography, fire history, and climate).⁵

The rankings include little or no fire threat, moderate, high, and very high fire threat. The large amounts of open space and wildland make the city susceptible to brush fires year round. The proximity of native vegetation and the climate of the region contribute to a moderate to high threat of wildfires in the city, as illustrated in Figure 3.6-3. Most of the city has only moderate fire threat; however there is high and very high fire threat in the central and eastern portions of the city. In addition, there are some areas ranked as little or no fire threat.⁶

Urban Fire Hazards

Urban fire risk in Carlsbad is greatest in older structures and neighborhoods built before modern building codes for fire safety and building systems were in place. Other factors affecting urban fire risk and relative likelihood of loss of life or property include building age, height, and use; storage of flammable material; building construction materials; availability of sprinkler systems; and proximity to a fire station and hydrants. Additionally, the Carlsbad Fire Department has identified overcrowding of homes and increasing senior population as increased fire risks because evacuation from the structure could be more difficult. However, structure fires present a moderate issue as the use of effective building codes has reduced fire risks through effective planning. The city is a relatively new community and has few issues associated with older structures and neighborhoods built before modern building codes, resulting in a relatively low overall urban fire risk for the city; the only high risk fire areas are canyon areas that have been previously mapped with fire-prone vegetation.⁷

⁴ County of San Diego. 2007. "2007 San Diego County Firestorms After Action Report." County of San Diego. February 2007. Accessed August 15, 2013.
http://www.sdcountry.ca.gov/oes/docs/2007_SanDiego_Fire_AAR_Main_Document_FINAL.pdf.

⁵ County of San Diego. 2010a.

⁶ Ibid.

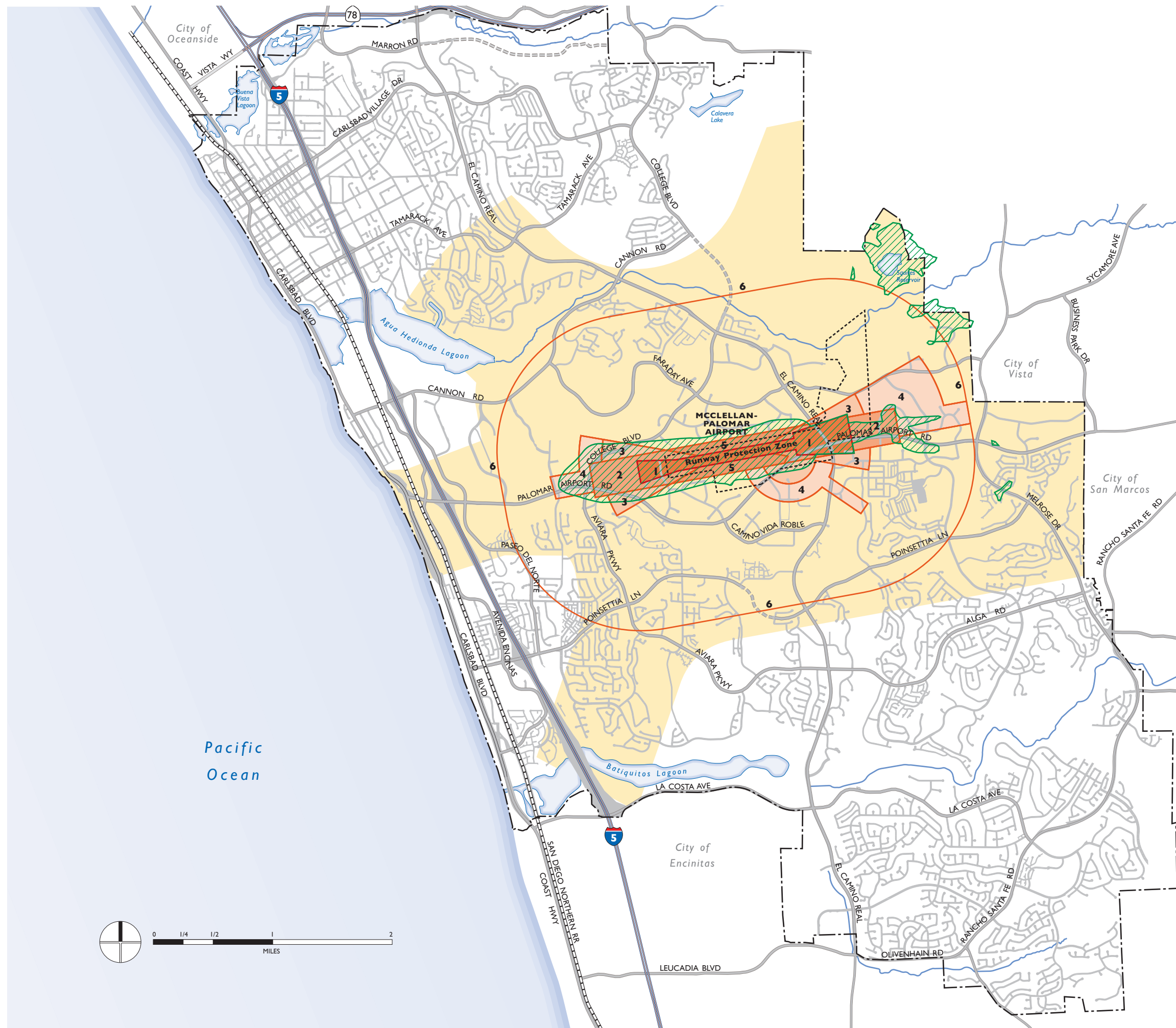
⁷ Heiser, C. 2012. City of Carlsbad General Plan: Hazards-Urban Fire Risk. Phone call from C. Heiser (City of Carlsbad Fire Division) to M. Tylke (Dudek). November 21, 2012.

Figure 3.6-3

PROPOSED GENERAL PLAN McClellan-Palomar Airport Influence Area/Safety Zones

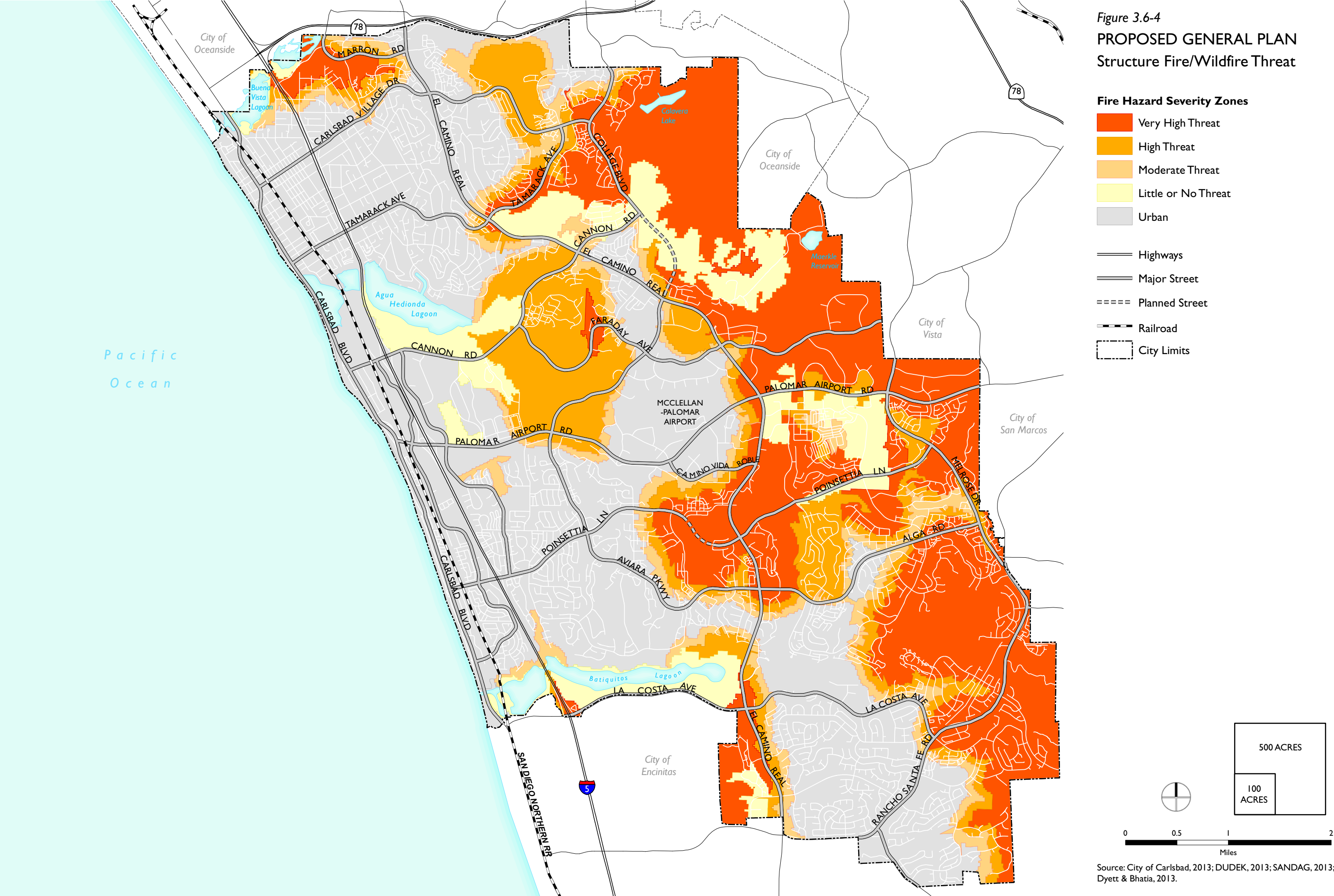
- Airport Safety Zones
 - Zone 1 - Runway Protection Zone
 - Zone 2 - Inner Approach/Departure Zone
 - Zone 3 - Inner Turning Zone
 - Zone 4 - Outer Approach/Departure Zone
 - Zone 5 - Sideline Zone
 - Zone 6 - Traffic Pattern Zone
- Avigation Easement Areas*
- Airport Overflight Notification Area (only applies to new residential development)
- Airport Property Boundary
- City Limits
- Major Road
- Planned Road
- Railroad

*Defined as the Runway Protection Zone or within the contour of the 65 dB CNEL or areas where the ground penetrates a Part 77 airspace surface.



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Figure 3.6-4
PROPOSED GENERAL PLAN
Structure Fire/Wildfire Threat



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Emergency Response

The city's Emergency Operations Plan (EOP) defines the scope of the city's emergency preparedness and incident response activities. In general, the EOP establishes emergency organization, assigns tasks, specifies policies and general procedures, and provides for coordination of planning efforts of the various emergency staff and service elements utilizing the Standardized Emergency Management System, published by the California Office of Emergency Services (OES), and the National Incident Management System, published by the Federal Emergency Management Agency. The EOP identifies the city's Emergency Operations Center (EOC) as the location from which centralized emergency management would be performed during a major emergency or disaster, including receiving and disseminating information, maintaining contact with other EOCs, and providing instructions to the public.⁸

REGULATORY SETTING

Federal Programs and Regulations

Environmental Protection Agency

The Federal Toxic Substances Control Act (1976) and the Resource Conservation and Recovery Act of 1976 (RCRA) established a program administered by the U.S. EPA for the regulation of the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA was amended in 1984 by the Hazardous and Solid Waste Act (HSWA), which affirmed and extended the "cradle to grave" system of regulating hazardous wastes. The use of certain techniques for the disposal of some hazardous wastes was specifically prohibited by the HSWA.

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), commonly known as Superfund, was enacted by Congress on December 11, 1980. This law provided broad federal authority to respond directly to releases or threatened releases of hazardous substances that may endanger public health or the environment. CERCLA established requirements concerning closed and abandoned hazardous waste sites; provided for liability of persons responsible for releases of hazardous waste at these sites; and established a trust fund to provide for clean up when no responsible party could be identified. CERCLA also enabled the revision of the National Contingency Plan (NCP). The NCP provided the guidelines and procedures needed to respond to releases and threatened releases of hazardous substances, pollutants, or contaminants. The NCP also established the National Priorities List, which is a list of contaminated sites warranting further investigation by the U.S. EPA. CERCLA was amended by the Superfund Amendments and Reauthorization Act (SARA) on October 17, 1986.

⁸ City of Carlsbad. 2012. "Carlsbad's Emergency Plans." Accessed September 24, 2012.
<http://www.carlsbadca.gov/services/departments/emergency-preparedness/emergency-planning/Pages/EmergencyPlans.aspx>.

United States Department of Transportation

Transportation of chemicals and hazardous materials are governed by the U.S. Department of Transportation, which stipulates the types of containers, labeling, and other restrictions to be used in the movement of such material on interstate highways.

Federal Emergency Management Agency

The primary mission of the Federal Emergency Management Agency is to reduce the loss of life and property and to protect the nation from all hazards, including natural disasters, acts of terrorism, and other man-made disasters, by leading and supporting a risk-based, comprehensive emergency management system of preparedness, protection, response, recovery, and mitigation.

Disaster Mitigation Act

The Disaster Mitigation Act of 2000 requires a state mitigation plan as a condition of disaster assistance, adding incentives for increased coordination and integration of mitigation activities at the state level through the establishment of requirements for two different levels of state plans: “Standard” and “Enhanced.” States that develop an approved Enhanced State Plan can increase the amount of funding available through the Hazard Mitigation Grant Program. The Disaster Mitigation Act also established a new requirement for local mitigation plans.

Emergency Planning and Community Right-To-Know Act

The Emergency Planning Community Right-to-Know Act (EPCRA) of 1986 was included under the Superfund Amendments and Reauthorization Act (SARA) law and is commonly referred to as SARA Title III. EPCRA was passed in response to concerns regarding the environmental and safety hazards proposed by the storage and handling of toxic chemicals. EPCRA establishes requirements for federal, state, and local governments, Indian Tribes, and industry regarding emergency planning and Community Right-to-know reporting on hazardous and toxic chemicals. SARA Title III requires states and local emergency planning groups to develop community emergency response plans for protection from a list of Extremely Hazardous Substances (40 CFR Appendix B). The Community Right-to-Know provisions help increase the public’s knowledge of and access to information on chemicals at individual facilities, their uses, and their release into the environment.

Hazardous Materials Transportation Act

The Hazardous Materials Transportation Act (HMTA) of 1975 was created to provide adequate protection from the risks to life and property related to the transportation of hazardous materials in commerce by improving regulatory enforcement authority of the Secretary of Transportation.

State Regulations

California Code of Regulations Title 22

Hazardous substances are regulated by state and federal agencies in order to protect public health and the environment. Hazardous materials have certain chemical, physical, or infectious properties that threaten life, health, property, or environment. The California Code of Regulations (CCR) Title 22 provides the following definition:

A hazardous material is a substance or combination of substances which, because of its quantity, concentration or physical, chemical, or infectious characteristics, may either (1) cause or significantly contribute to an increase in mortality or an increase in serious, irreversible or incapacitating irreversible illness; or (2) pose a substantial present or potential hazard to human health and safety, or the environment when improperly treated, stored, transported or disposed of. Hazardous materials include waste that has been abandoned, discarded, or recycled on the property and as a result represents a continuing hazard as the development is proposed. Hazardous materials also include any contaminated soil or groundwater.

California Environmental Protection Agency

The management of hazardous materials and waste within California is under the jurisdiction of the CalEPA, which was created by the State of California to establish a cabinet-level voice for the protection of human health and the environment and to assure the coordinated deployment of state resources.

California Health and Safety Code, Hazardous Materials Release Response Plans and Inventory

Two programs found in the California Health and Safety Code (H&SC) Chapter 6.95 are directly applicable to the CEQA issue of risk due to hazardous substance release. In San Diego County, these two programs are referred to as the Hazardous Materials Business Plan (HMBP) program and the California Accidental Releases (CalARP) program. The County of San Diego Department of Environmental Health (DEH) is responsible for the implementation of the HMBP program and the CalARP program in San Diego County. The HMBP and CalARP programs provide threshold quantities for regulated hazardous substances. When the indicated quantities are exceeded, an HMBP or Risk Management Plan is required pursuant to the regulations. Congress requires EPA Region 9 to make RMP information available to the public through the EPA's Envirofacts Data Warehouse. The Envirofacts Data Warehouse is considered the single point of access to select EPA environmental data. California H&SC Section 25270, Aboveground Petroleum Storage Act requires registration and spill prevention programs for above ground storage tanks that store petroleum. In some cases, ASTs for petroleum may be subject to groundwater monitoring programs that are implemented by the RWQCBs and the SWRCB.

Emergency Response to Hazardous Materials Incidents

California has developed an emergency response plan to coordinate emergency services provided by federal, state, and local governments and private agencies. Response to hazardous material

incidents is one part of this plan. The plan is managed by the California Emergency Management Agency, which coordinates the responses of other agencies, including CalEPA, the California Highway Patrol, CDFW, and RWQCB.

Office of Environmental Health Hazard Assessment

The State of California Office of Environmental Health Hazard Assessment oversees implementation of many public health-related environmental regulatory programs within CalEPA, including implementing the provisions of the Safe Drinking Water and Toxic Enforcement Act of 1986 (Proposition 65). Proposition 65 requires the governor to publish, at least annually, a list of chemicals known to the state to cause cancer or reproductive toxicity. The proposition was intended by its authors to protect California citizens and the state's drinking water sources from chemicals known to cause cancer, birth defects, or other reproductive harm and to inform citizens about exposures to such chemicals.

The California Department of Toxic Substances Control

Within CalEPA, the California DTSC has primary regulatory responsibility, with delegation of enforcement to local jurisdictions that enter into agreements with the state agency, for the management of hazardous materials and the generation, transport and disposal of hazardous waste under the authority of the Hazardous Waste Control Law. Since August 1, 1992, the DTSC has been authorized to implement the state's hazardous waste management program for the CalEPA.

The California Department of Transportation

The California Department of Transportation (Caltrans) manages more than 50,000 miles of California's highway and freeway lanes, provides inter-city rail services, permits more than 400 public-use airports and special-use hospital heliports, and works with local agencies. Caltrans is also the first responder for hazardous material spills and releases that occur on highway and freeway lanes and inter-city rail services.

State Water Resources Control Board

The San Diego RWQCB is authorized by the SWRCB to enforce provisions of the Porter-Cologne Water Quality Control Act of 1969. This act gives the San Diego RWQCB authority to require groundwater investigations when the quality of groundwater or surface waters of the state is threatened and to require remediation of the site, if necessary.

State Hazard Mitigation Plan

The State Hazard Mitigation Plan (SHMP) is the official statement of the state's hazard identification, vulnerability analysis, and hazard mitigation strategy. The SHMP is also a federal requirement under the Disaster Mitigation Act of 2000 for the State of California to receive

federal funds for disaster assistance grant programs.⁹ The goal of the SHMP, prepared by the OES, is to guide implementation activities to achieve the greatest reduction of vulnerability, which results in saved lives, reduced injuries, reduced property damage, and protection for the environment. The state OES is currently working with the California Office of Planning Research to incorporate hazard mitigation planning into General Plan guidelines.

Safe School Plan (California Education Code Sections 32282 et seq.)

This statute requires public schools to prepare a school safety plan, which includes routine and emergency disaster procedures and a school building disaster plan. The plan can be amended as needed and shall be evaluated at least once a year to ensure that the comprehensive school safety plan is properly implemented.

SB 1889, Accidental Release Prevention Law/Chemical Accident Release Prevention Program

SB 1889 required California to implement a federally mandated program governing the accidental airborne release of chemicals listed under Section 112 of the Clean Air Act. Effective January 1, 1997, CalARP replaced the previous California Risk Management and Prevention Program (RMPP) and incorporated the mandatory federal requirements. CalARP addresses facilities containing specified hazardous materials that, if involved in an accidental release, could result in adverse off-site consequences. CalARP defines regulated substances as chemicals that pose a threat to public health and safety or the environment because they are highly toxic, flammable, or explosive.

Title 27, CCR

The California Department of Resources Recycling and Recovery (CalRecycle) and the SWRCB jointly issue regulations pertaining to waste disposal on land, including criteria for all waste management units, facilities and disposal sites; documentation and reporting; enforcement, financial assurance; and special treatment, storage, and disposal units.

Local Regulations

County of San Diego Department of Environmental Health

The Hazardous Materials Division (HMD) of DEH regulates hazardous waste and tiered permitting, USTs, aboveground petroleum storage and risk management plans, hazardous materials business plans and chemical inventory, risk management plans, and medical waste. The HMD's goal is "to protect human health and the environment by ensuring that hazardous

⁹ California Emergency Management Agency. 2010. 2010 State Hazard Mitigation Plan (SHMP). Accessed March 22, 2010. http://hazardmitigation.calema.ca.gov/plan/state_multi-hazard_mitigation_plan_shmp.

materials, hazardous waste, medical waste, and underground storage tanks are properly managed.”¹⁰

County of San Diego Consolidated Fire Code

The San Diego region is unique within California in having fire protection districts within its boundaries. For the purposes of prescribing regulations in the unincorporated area of San Diego County, the applicable fire code is known as the County Fire Code and includes the Consolidated Fire Code and adopts, by reference, the most current version of the California Fire Code (CCR T-24 part 9). The Consolidated Fire Code consists of local Fire Protection District ordinances that have modified the Fire Code portion of the State Building Standards Code and any County of San Diego modification to the Fire Districts’ amendments. The purpose of the Code is for the protection of the public health and safety, which includes permit and inspection requirements for the installation, alteration, or repair of new and existing fire protection systems, and penalties for violations of the Code. The Code provides the minimum requirements for access, water supply and distribution, construction type, fire protection systems, and vegetation management. Additionally, the Fire Code regulates hazardous materials and associated measures to ensure that public health and safety are protected from incidents to hazardous substance release.

California Environmental Protection Agency’s Unified Program

In 1993, Senate Bill 1082 gave CalEPA the authority and responsibility to establish a unified hazardous waste and hazardous materials management and regulatory program, commonly referred to as the Unified Program. The purpose of this program is to consolidate and coordinate six different hazardous materials and hazardous waste programs, and to ensure that they are consistently implemented throughout the state. The Unified Program is overseen by CalEPA with support from the DTSC, RWQCBs, the OES, and the State Fire Marshal.

State law requires county and local agencies to implement the Unified Program. The agency in charge of implementing the program is called the Certified Unified Program Agency (CUPA). The County of San Diego DEH, Hazardous Materials Division is the designated CUPA for the county. In addition to the CUPA, other local agencies help to implement the Unified Program. These agencies are called Participatory Agencies. The HMD is the Participatory Agency for Carlsbad.

San Diego County Multi-Jurisdictional Hazard Mitigation Plan

Long-term prevention, mitigation efforts and risk-based preparedness for specific hazards within the city are addressed as a part of the 2010 San Diego County Multi-Jurisdictional Hazard Mitigation Plan (HAZMIT), which was finalized in February 2010. The HAZMIT identifies specific risks for San Diego County and provides methods to help minimize damage caused by

¹⁰ County of San Diego. 2010b. “Hazardous Materials Division.” County of San Diego, Environmental Health Division. http://www.sdcounty.ca.gov/deh/hazmat/hazmat_permits.html.

natural and man-made disasters. The final list of hazards profiled for San Diego County was determined as wildfire/structure fire, flood, coastal storms/erosion/tsunami, earthquake/liquefaction, rain-induced landslide, dam failure, hazardous materials incidents, nuclear materials release, and terrorism. Currently, the city is in the process of updating its mitigation strategies and action programs within the HAZMIT. The San Diego County OES is responsible for coordinating with local jurisdictions and participating agencies to monitor, evaluate, and update the HAZMIT as necessary.¹¹

McClellan–Palomar Airport Land Use Compatibility Plan (ALUCP)

The McClellan–Palomar ALUCP was prepared by the San Diego County Regional Airport Authority to protect the safety of the public. ALUCPs are intended to promote compatibility between airports and the land uses that surround them by addressing noise, overflight, safety, and airspace protection concerns. Each ALUCP prevents exposure to excessive noise and safety hazards within an airport influence area over a 20-year horizon. The McClellan–Palomar ALUCP provides for the orderly growth of the airport and the area surrounding the airport and safeguards the general welfare of the inhabitants within the vicinity of the airport and the public in general.¹²

Carlsbad Municipal Code

Chapter 6.03 of the Carlsbad Municipal Code requires the disclosure of hazardous materials and regulates the establishment of hazardous waste. The city has adopted the County of San Diego regulations requiring the disclosure of hazardous materials (San Diego County Code of Regulatory Ordinances, Title 6, Division 8, Chapters 9 and 11), unless local modifications are enacted by the City of Carlsbad, pursuant to law.

Impact Analysis

SIGNIFICANCE CRITERIA

For the purposes of this Program EIR, a significant impact would occur if the proposed General Plan would:

- Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;
- Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;

¹¹ County of San Diego. 2010a.

¹² SDCRAA (San Diego County Regional Airport Authority). 2010. "McClellan–Palomar Airport Land Use Compatibility Plan." Adopted January 25, 2010. Amended March 4, 2010.

- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;
- Result in a project located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment;
- Result in a safety hazard for people residing or working within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or public use airport;
- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or
- Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

METHODOLOGY AND ASSUMPTIONS

This analysis considers the range and nature of foreseeable hazardous materials use, storage, and disposal resulting from implementation of the proposed General Plan, and identifies the primary ways that these hazardous materials could expose individuals or the environment to health and safety risks. Compliance with applicable federal, state, regional, and local health and safety laws and regulations by residents and businesses in the city is intended to protect the health and safety of the public. State and local agencies are required to enforce applicable requirements. In determining the level of significance, this analysis assumes that infill development and redevelopment under the proposed General Plan would comply with relevant federal, state, regional, and local ordinances and regulations.

Consistent with state law, the range and types of uses accommodated under the proposed General Plan are identified only in general terms. Specific types of businesses that will occur in commercial and mixed use land use designations are unknown, for example, as well as whether they would generate or use hazardous materials. Businesses such as gasoline service stations and dry cleaners are some of the most common retail operations that typically use hazardous materials—motor fuels and solvents, respectively—but other possible commercial and industrial uses could potentially use a range of oils and lubricants, solvents, fertilizers, pesticides and herbicides, and other chemicals and materials in liquid, solid, or gas form. Future development in Carlsbad could involve new dwelling units, mixed-use facilities, travel and recreational spaces, industrial uses, and commercial, retail and office spaces. As a result, this analysis assumes and evaluates a broad range of potential uses that could entail the handling of hazardous materials, and a broad range of potential hazardous materials that could be used.

This analysis is limited to a qualitative evaluation of impacts associated with the potential presence of hazardous materials or hazards in Carlsbad, and an evaluation of the extent to which the proposed General Plan would allow industrial uses and other uses that commonly employ or generate hazardous materials or waste in their production processes. A preliminary review of environmental risk databases was conducted, but this analysis did not include any sampling, site-

specific review, laboratory analysis, or inspection of buildings or site surfaces. Site-specific investigation for projects developed under the proposed General Plan will be required to address hazardous materials conditions. For example, Phase I environmental site assessments would be required for specific projects pursuant to California Government Code Section 65962.5, and if an assessment indicates the presence or likely presence of contamination, Phase II soil/groundwater testing and remediation could be required before development on a site-specific basis. This Program EIR does not satisfy the need for project-level California Environmental Quality Act (CEQA) analysis for individual projects. Individual projects under the proposed General Plan will require a project-level analysis at the time they are proposed based on the details of these projects and the existing conditions at the time such projects are pursued.

SUMMARY OF IMPACTS

Future development under the proposed General Plan could result in hazards to people or the environment resulting from: the use, transportation, or disposal of hazardous materials, wastes, or emissions; airport hazards; and fire hazards. Federal, state, and local regulations, as well as policies in the proposed General Plan would make the impacts of the proposed General Plan less than significant. For sites that are identified as containing hazardous conditions, proper cleanup and remedial action is required in accordance with the County of San Diego's DEH and state and federal regulations; which would reduce potential hazardous impacts from those sites to less than significant. Review and compliance of future projects with applicable land use compatibility policies with respect to safety, airspace protection, emergency plans, and wildfire hazard areas would reduce such hazards to less than significant levels.

IMPACTS

Impact 3.6-1 Development under the proposed General Plan would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. (Less than Significant)

Hazardous materials are typically utilized by most land uses such as industrial, retail/office, commercial, residential, agriculture, medical, and recreational uses, among other activities. According to the EnviroStor dataset, a total of 214 sites with 126 unique hazardous or potentially hazardous listings were identified within the city. Of the 126 unique sites, 110 sites have been reported to contain known releases of contamination. In addition, 180 facilities within the city are registered generators of hazardous waste. Many of these sites also dispose of waste off site and have hazardous materials delivered. In addition to these sites, 31 additional UST sites also store hazardous materials and have hazardous materials delivered.

Projected buildout under the proposed General Plan would result in new dwelling units, residents, mixed-use facilities, travel and recreational spaces, industrial facilities, commercial space, and retail/office spaces. Implementation of the proposed General Plan would therefore include land uses that would require the routine use, transport, and disposal of hazardous material and waste within the city. Future construction activities associated with buildout of the

proposed General Plan may also generate hazardous materials and waste, such as fuels and oils from construction equipment and vehicles. The routine use, transportation, and disposal of hazardous materials and waste within and through Carlsbad is an unavoidable aspect of modern society. New residential sites are proposed near industrial park uses in the eastern portion of the city. Federal and state regulations require adherence to specific guidelines regarding the use, transportation, disposal, and accidental release of hazardous materials. Regulations associated with using, transporting, or disposing of hazardous materials include RCRA, the Emergency Planning and Community Right-to-Know Act, the Hazardous Materials Transportation Act, California Health and Safety Code, CCR Title 22, CCR Title 27, SB 1889, and the Consolidated Fire Code. The city will continue to maintain permitting requirements, as administered by the County of San Diego's DEH requirements, for all land uses that handle, store, or generate hazardous waste. Disclosure laws will continue to be enforced by the city to identify business users and the materials they handle to facilitate notification of appropriate agencies in the event of a violation. Through these regulatory actions, along with the ongoing public education efforts of the city, and the identification of risks, the city can continue to maintain safe conditions. With the implementation of federal, state and local regulations and policies the risk of death, injury and/or property loss is lessened. Therefore, compliance with the proposed General Plan policies and federal and state regulations will ensure the impact of routine use, transport, and disposal of hazardous materials associated with implementation of the proposed General Plan would be less than significant.

Proposed General Plan Policies that Reduce the Impact

Public Safety Element Goals

- 6-G.1** Minimize injury, loss of life, and damage to property resulting from fire, flood, hazardous material release, or seismic disasters.

Public Safety Element Policies

- 6-P.19** Limit hazards associated with the manufacture, use, transfer, storage and disposal of hazardous materials and hazardous wastes through enforcement of applicable local, county, state and federal regulations.
- 6-P.20** Coordinate with the County of San Diego and use the San Diego County Multi-Jurisdictional Hazard Mitigation Plan as a guide for implementing actions to reduce hazardous waste impacts.
- 6-P.21** Regulate locations for the manufacture, storage, and use of hazardous materials within the city through implementation of Carlsbad Municipal Code Title 21 (Zoning Ordinance).
- 6-P.22** Regulate development on sites with known contamination of soil and groundwater to ensure that construction workers, future occupants, and the environment as a whole, are adequately protected from hazards associated with contamination, and encourage cleanup of such sites.

- 6-P.23** Provide for hazardous materials emergency incident responses. Coordinate such responses with applicable federal, state and county agencies.
- 6-P.24** Maintain regulations that require proper storage and disposal of hazardous materials to reduce the likelihood of leakage, explosions, or fire, and to properly contain potential spills from leaving the site.
- 6-P.25** Enhance and expand the use of desiltation/pollutant basins to function as hazardous material spill control facilities to prevent the spread of contaminants to downstream areas.
- 6-P.26** Support public awareness and participation in household hazardous waste management, solid waste, and recycling programs.
- 6-P.31** Consider site constraints in terms of hazards and current levels of emergency service delivery capabilities when making land use decisions. In areas where population or building densities may be inappropriate to the hazards present, take measures to mitigate the risk of life and property loss.
- 6-P.34** Promote community awareness of possible natural and man-made hazards, response plans and measures that can be taken to protect lives.

Land Use and Community Design Element Goals

- 2-G.11** Provide industrial lands that can accommodate a wide range of pollution-free industrial establishments, including those of relatively high intensity; research and development and related uses set in campus or park-like settings; as well as moderate to low intensity establishments capable of being located adjacent to residential areas with minimal buffering and attenuation measures.

Open Space, Conservation, and Recreation Element Policies

- 4-P.50** Prior to the approval of new development within an existing or former agricultural area in Carlsbad, require a detailed soils testing and analysis report be prepared by a registered soils engineer and submitted to the city and the county health department for review and approval. This report shall evaluate the potential for soil contamination due to historic use, handling, or storage of agricultural chemicals restricted by the San Diego County Department of Health Services. If hazardous chemicals are detected at concentrations in the soil that would have a significantly adverse effect on human health, the report shall identify a range of possible mitigation measures to remediate the significant public health impacts.

Mitigation Measures

None required.

Impact 3.6-2 Development under the proposed General Plan would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. (Less than Significant)

As noted in Impact 3.6-1 above, implementation of the proposed General Plan would result in future development of land uses that would involve the use, transportation, disposal, and storage of hazardous materials in the city. Personal injury, property damage, environmental degradation, or death could result from the release of hazardous materials caused by upset or accident conditions.

Although the risk of upset and accident conditions involving the release of hazardous materials into the environment cannot be completely eliminated, it can be reduced to a manageable level. Future development in the city could occur on sites that have been previously contaminated by hazardous substances. The County of San Diego DEH, Hazardous Material Division is the designated CUPA for the County. With proper implementation of CUPA programs, in conjunction with other state and federal regulations and the proposed General Plan policies discussed below, the impact of reasonably foreseeable accidents and/or upset conditions involving the release of hazardous materials, associated with implementation of the proposed General Plan, would be less than significant.

Proposed General Plan Policies that Reduce the Impact

The proposed General Plan goals and policies listed above under Impact 3.6-1 would reduce upset and accident conditions potentially involving the release of hazardous materials into the environment.

Mitigation Measures

None required.

Impact 3.6-3 Development under the proposed General Plan would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. (Less than Significant)

Implementation of the proposed General Plan would allow land uses that would be reasonably expected to handle hazardous materials or generate hazardous emissions. However, no planned industrial or planned industrial/office uses are proposed within a quarter mile of an existing or proposed school. One proposed land use change from local shopping center to general commercial use is planned approximately 0.22 mile northeast of Kelly Elementary school. Since the site already permits commercial uses the change from local shopping center to general commercial use would not result in a significant change in the type of hazardous substances that would be permitted at the commercial site. Permitted uses under the existing Local Shopping Center designation include: restaurants, banks, personal grooming, fast food, gas station, cleaners

and other small retail uses. Commercial uses permitted under the General Commercial designation are general, community serving commercial uses, such as whole sale products, department stores, home improvements stores, or a shopping center. Individual users of hazardous materials will continue to be regulated by local disclosure, permitting, and notification requirements of the “Disclosure of Hazardous Materials” program consistent with all federal, state, and local laws. Public schools are also required to evaluate and potentially amend their school safety plan on an annual basis as described in greater detail in the Regulatory Setting discussion above. The siting of schools, including existing facilities and upgrading construction projects, have been regulated by the California Department of Education; and new facilities would not be constructed within 0.25 mile of facilities emitting or handling materials consistent with California Department of Education requirements.

Furthermore, proposed General Plan policies, as provided below, encourages compatibility of adjacent land uses. Therefore, impacts would be less than significant. Hazardous air quality emissions are addressed further in Section 3.2, Air Quality.

Proposed General Plan Policies that Reduce the Impact

The proposed General Plan goals and policies, discussed above under impact 3.6-1, would reduce potential impacts associated with hazardous materials, substances, or wastes within 0.25 mile of an existing or proposed school. In addition, the following policy would further reduce potential impacts.

Land Use and Community Design Element Policies

- 2-P.39** Ensure that the review of future projects places a high priority on the compatibility of adjacent land uses along the interface of different residential density and non-residential intensity categories. Special attention should be given to buffering and transitional methods, especially, when reviewing properties where different residential densities or land uses are involved.

Mitigation Measures

None required.

Impact 3.6-4 Development under the proposed General Plan would not be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, could create a significant hazard to the public or the environment. (Less than Significant)

As discussed in the Environmental Setting section above, there are a number of sites in the city that are included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 or that need further investigation (see Figure 3.6-2). Several of the sites have reported releases to the ground resulting in soil and groundwater contamination and which are subject to various state and federal laws and regulators, including CERCLA, U.S. EPA, DTSC, and

the RWQCB. Redevelopment of sites with existing soil or groundwater contamination could potentially pose a significant hazard to the public or the environment through releases of hazardous materials into the environment. However, the proposed General Plan contains policies designed to lessen the impact of sites contaminated with hazardous materials. In particular, proposed General Plan Policy 6-P.22 requires regulation of development on sites with known contamination of soil and groundwater to ensure that construction workers, future occupants, and the environment as a whole are adequately protected from hazards associated with contamination. Proposed General Plan Policy 6-P.23 provides for hazardous materials emergency incident responses and coordination of such responses with applicable federal, state, and county agencies. In addition, proposed General Plan Policy 6-P.24 requires regulations for proper storage and disposal of hazardous materials to reduce the likelihood of leakage, explosions, or fire, and to properly contain potential spills from leaving the site. Therefore, the impact of posing a significant hazard to the public or environment through the release of hazardous materials, associated with the implementation of the proposed General Plan, would be less than significant.

Proposed General Plan Policies that Reduce the Impact

The proposed General Plan goals and policies, discussed above under impacts 3.6-1 through 3.6-3, would reduce potential impacts associated with potential development on a hazardous materials site. In addition, the following proposed General Plan policies would further reduce potential impacts:

Public Safety Element Goals

- 6-G.3** Maintain safety services that are responsive to citizens' needs to ensure a safe and secure environment for people and property in the community.

Public Safety Element Policies

- 6-P.36** Maintain and periodically update the City of Carlsbad Emergency Operations Plan as appropriate information becomes available, and continue participating in multijurisdictional disaster planning.
- 6-P.37** Promote public awareness of possible natural and man-made hazards, measures that can be taken to protect lives and property, response plans, and evacuation routes.

Mitigation Measures

None required.

Impact 3.6-5 For a project located within an airport land use plan or, where such a plan has not been adopted within two miles of a public airport or public use airport, the proposed General Plan would not result in a safety hazard for people residing or working in the project area. (Less than Significant)

The McClellan–Palomar Airport has an ALUCP developed and adopted by the San Diego County Airport Land Use Commission. San Diego County manages the operation of the airport. The proposed General Plan would continue to guide development in a way that is consistent with the land use compatibility policies in the McClellan–Palomar ALUCP. The city requires review of all proposed development projects within the Airport Influence Area. New development proposals must process, a site development plan or other development permit, and be found consistent or conditionally consistent with applicable land use compatibility policies with respect to noise, safety airspace protection, and overflight, as contained in the ALUCP. In addition, the proposed General Plan goals and policies listed below would help to reduce any potential impacts related to airport safety. Impacts would be less than significant.

Proposed General Plan Policies that Reduce the Impact

Public Safety Element Goals

- 6-G.2** Minimize safety hazards related to aircraft operations in areas around the McClellan-Palomar Airport.

Public Safety Element Policies

- 6-P.18** Ensure that development in the McClellan-Palomar Airport Influence Area is consistent with the land use compatibility policies contained in the McClellan-Palomar Airport Land Use Compatibility Plan.

Land Use and Community Design Element Goal

- 2-G.13** Maintain land use compatibility between McClellan-Palomar Airport and surrounding land uses, and encourage the airport's continued operations while ensuring it does not unduly impact existing neighborhoods and communities.

Land Use and Community Design Element Policies

- 2-P.35** Require new development located in the Airport Influence Area (AIA) to comply with applicable land use compatibility provisions of the McClellan–Palomar Airport Land Use Compatibility Plan (ALUCP) through review and approval of a site development plan, or other development permit. Unless otherwise approved by City Council, development proposals must be consistent or conditionally consistent with applicable land use compatibility policies with respect to noise, safety, airspace protection, and overflight notification, as contained in the McClellan-Palomar ALUCP. Additionally, development proposals must meet Federal Aviation Administration (FAA) requirements with respect to building

height as well as the provision of obstruction lighting when appurtenances are permitted to penetrate the transitional surface (a 7:1 slope from the runway primary surface). Consider San Diego County Airport Land Use Commission recommendations in the review of development proposals.

- 2-P.36** Coordinate with the San Diego County Airport Land Use Commission and the FAA to protect public health, safety and welfare by ensuring the orderly operation of the airport and the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around the airport.
- 2-P.37** Prohibit the geographic expansion of McClellan-Palomar Airport unless approved by a majority vote of the Carlsbad electorate. (Section 21.53.015, Carlsbad Municipal Code.)

Mitigation Measures

None required.

Impact 3.6-6 The proposed General Plan would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. (Less than Significant)

The adoption of the proposed General Plan would not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan.

Implementation of the proposed General Plan would result in new development and population growth, resulting in an increase in demand for emergency services, which could affect the implementation of adopted emergency response and evacuation plans. However, the city has adopted the "City of Carlsbad Emergency Operations Plan" prepared in conjunction with the Unified San Diego County Emergency Services Organization. This plan addresses the city's planned response to extraordinary emergency situations associated with any type of natural disaster, technological incident, or state of war emergency. The plan includes the city as part of the Statewide Emergency Management System. With the compliance of the emergency plan and proposed General Plan goal and policies below, the potential to impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, associated with the proposed General Plan, would be less than significant.

Proposed General Plan Policies that Reduce the Impact

Proposed General Plan Goal 6-G.3 and policies 6-P.31, 6-P.34, 6-P.36, and 6-P.37, discussed above, would reduce potential impacts on implementation of an adopted emergency response plan. In addition, the following proposed General Plan policies would further reduce potential impacts:

Public Safety Element Policies

- 6-P.27** Maintain adequate Police and Fire Department staff to provide adequate and timely response to all emergencies.
- 6-P.28** Ensure Fire Department facilities and service are provided consistent with the minimum performance standards of the city's Growth Management Plan.
- 6-P.30** Maintain close coordination between planned improvements to the circulation system within the city and the location of fire stations to assure adequate levels of service and response times to all areas of the community.
- 6-P.32** Coordinate the delivery of fire protection services through mutual aid agreements with other agencies when appropriate.

Land Use and Community Design Element Goals

- 2-G.22** Ensure that adequate public facilities and services are provided in a timely manner to preserve the quality of life of residents.

Mitigation Measures

None required.

Impact 3.6-7 The proposed General Plan would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. (Less than Significant)

Due to natural vegetation areas located within and adjacent to the city, Carlsbad is a medium fire hazard area for wildland fires which threaten both developed and undeveloped property, primarily in the eastern portion of the city. In addition, there are many inaccessible brush-covered canyons and hillsides in Carlsbad ranked with a very high wildfire hazard level. During times of hot, dry weather with easterly winds, it is not uncommon to have several serious brush fires in which the city utilizes mutual-aid agreements to control these fires.

Projected buildout of the proposed General Plan would result in new development such as residential, industrial, commercial, office, and mixed-use space. However, much of this new development would replace existing structures built before modern building codes for fire safety and building systems were in place. Thus projected buildout would replace older facilities with newer facilities that would comply with modern building code requirements, including Chapter 9 (Fire Protection Systems) of the California Building Code, which requires such improvements as fire sprinkler systems and fire alarms.

The City of Carlsbad Fire Department has signed automatic aid agreements with all surrounding communities when additional firefighting resources are needed. The city is also part of both the San Diego County and State of California Master Mutual Aid Agreements and maintains a separate agreement with CAL FIRE. In addition, the Carlsbad Fire Department has a weed

abatement program that begins in April of each year. At that time, the city surveys for properties having weeds that have grown to such an extent that a fire hazard is created. Property owners are notified and given time to remove the weeds. If the weeds are not removed by the owner within the designated time frame, the fire department hires a weed abatement contractor to undertake the removal and charges the property owner for the city's cost.

Urban wildland fire risk will be reduced through the adoption of the Uniform Fire Code implemented by the city, which states all portions of a building shall be within 150 feet of a serviceable fire access road. The City of Carlsbad Fire Department recently underwent a rating review by the Insurance Services Office and received a Class 4 rating,¹³ which means the city provides adequate service to city residents in the event of fire hazards in wildlands and urban areas. Furthermore, construction of future projects under the proposed General Plan would be required to comply with the Uniform Fire Code (Title 24 CFR, Part 9), which requires the installation of sprinkler systems, fire-resistant building materials, sufficient roadway access widths, and other features to ensure that all aboveground structures are constructed with reasonable fire safety features.

In addition, the city's 2012 Landscape Manual requires all projects that contain or are bounded by hazardous vegetation and/or within an area bounded by a Very High Fire Severity Zone as determined by the Fire Code Official to prepare a fire protection plan. The plan is required to demonstrate how potential fire hazards will be addressed, including fuel modification zones. Adherence to these requirements and the proposed General Plan policies listed below would reduce impacts related to wildland fire safety to less than significant.

Proposed General Plan Policies that Reduce the Impact

The proposed General Plan goals and policies discussed above under impacts 3.6-1 and 3.6-6, would reduce potential impacts associated with the risk of loss, injury, or death involving wildland fires. In addition, the following proposed policies would further reduce potential impacts:

Public Safety Element Policies

- 6-P.33** Enforce the Uniform Building and Fire codes, adopted by the city, to provide fire protection standards for all existing and proposed structures.
- 6-P.35** When future development is proposed to be intermixed with wildlands and/or adjacent to wildlands, require applicants to comply with the city's adopted Landscape Manual, which includes requirements related to fire protection, and calls for preparation of a fire protection plan when a proposed project contains or is bounded by hazardous vegetation or is within an area bounded by a very high

¹³ City of Carlsbad. 2012.

fire hazard severity zone, or as determined by the Fire Code official or his representative.

Mitigation Measures

None required.

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